



Town Council Agenda Report

SUBJECT: Site Plan

Application No. and Location: SP 5-3-99 2301 SW 66th Terrace

TITLE OF AGENDA ITEM: Dargel Warehouse

REPORT IN BRIEF: The site plan proposes a site renovation and building addition. The existing building use is for warehouse. The proposed use will be warehouse / self storage. New color scheme, parking and landscaping have been provided as site improvements.

DISCUSSION: (include background, project summary, significant impacts, citizen participation, workload impacts, purpose, project workscope, evaluation and selection process, and conclusion) N/A

CONCURRENCES: (concerns and/or opinions of affected departments, Committees, Boards or Council)

The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

FISCAL IMPACT: N/A

Is appropriation required?	yes	no	If yes, expected cost \$
Funding appropriated?	yes	no	If yes, amount \$
Account Name:			
Additional Comments:			

RECOMMENDATION(S):

PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL
subject to the following:

1. Aligning the parking stalls with the access doors adjacent to the west building and providing parking stops and stripping to those stalls.
2. Providing color scheme and type of materials on the building elevations.
3. Indicating TA 10 on the master plant list.
4. Providing accent trees in the parking islands adjacent to access doors that propose Eugenia shrubs.
5. Providing detailed dimensions on the building elevations.
6. Providing a recorded copy of the plat.

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Item No.

7. Subject to the following Engineering Department revisions:

- a. Provide "No Parking" signs and street trees within SW 66 Terrace right-of-way to prevent parking within the right-of-way.
- b. Per previous comment No. 4, provide lighting fixture details utilizing sharp cut-off type design fixtures.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through seven (4-0, Motion: Mr. Arnold, Seconded: Mr. Engel, Mr. Amos absent), July 27, 1999.

Attachment(s): Planning report, Application, Aerial, Subject site map, Landuse map

TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT

SITE PLAN: Dargel Warehouse / SP 5-3-99

APPLICANT: **Petitioner:** Woody H Friese
 Owner: Harold and Phyllis Dargel

ANALYSIS: **Land Use/Zoning:** RAC / M-3 (Old Code)
Location: 2301 S.W. 66th Terr.

The applicant requests approval of a site renovation and building addition providing for warehouse and self storage use, landscaping and associated parking. The two proposed structures will consist of one 7,859 square foot detached storage structure to the west side of the property and a 2,720 square foot addition to the existing warehouse building on the north side of the property.

The two structures will be single story and approximately 20' in height. The color scheme will have a light and dark tan stucco base separated by a white foam trim, white doors and hunter green canvas awnings.

Sixteen parking spaces are required with seventeen provided.

The landscape plan indicates Live Oaks, Sabal Palms and a continuous Cocoplum hedge along the perimeters. Washingtonia palms and Tamarind trees are proposed in the interior parking islands as well as dwarf Oleander and Eugenia shrubs. The entire site will be surrounded by an existing 6' chain link fence.

The plan is in conformance with "Old" Town Code requirements.

PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL
subject to the following:

1. Aligning the parking stalls with the access doors adjacent to the west building and providing parking stops and stripping to those stalls.
2. Providing color scheme and type of materials on the building elevations.
3. Indicating TA 10 on the master plant list.
4. Providing accent trees in the parking islands adjacent to access doors that propose Eugenia shrubs.

5. Providing detailed dimensions on the building elevations.
6. Providing a recorded copy of the plat.
7. Subject to the following Engineering Department revisions:
 - a. Provide "No Parking" signs and street trees within SW 66 Terrace right-of-way to prevent parking within the right-of-way.
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SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through seven (4-0, Motion: Mr. Arnold, Seconded: Mr. Engel, Mr. Amos absent), July 27, 1999.

Prepared by: _____

Reviewed by: _____

EXISTING ZONING: M-3000 CODE

LAND USE DESIGNATION: industrial RAC

RECEIVED
MAY 4 1999

TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

TOWN OF DAVIE USE ONLY	
SITE PLAN NO.	SP 5-3-99
FEE	860.00
RECEIPT NO.	3580
	7032

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to TOWN OF DAVIE

DATE FILED: May 4, 1999

NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN: _____

FLOOR AREA: 13,919.7
15,570.7 s.f.

NO. OF UNITS: 1

PETITIONER: Woody H. Friese

ADDRESS: 1447 N.E. 4th Avenue

PHONE: 954-462-1344
FAX 462-0047

RELATIONSHIP TO PROPERTY: Architect

OWNER: Harold and Phyllis Dargel

ADDRESS: 5721 S.W. 16th Court
Plantation, FL

PROJECT NAME/SUBDIVISION NAME: Dargel Warehouses / Newman Survey

PROJECT ADDRESS: 2301 S.W. 66th Terr.

LEGAL DESCRIPTION: The North 153.85 feet of the following described property:

All that part of the part of the West 300 feet of tracts 1, 2, and 3, Tier 39, Newman Survey, recorded in Plat Book 2, Page 26, of the Public Records of Dade County, Florida, lying North of the South boundary of Section 15, Township

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING AGREEMENT (SEE ATTACHED)

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS _____ NUMBER OF SURVEYS 3
APPROVE AS TO FORM: Jat DATE: 5/4/99
DEVELOPMENT REVIEW COMMITTEE DATE: 5/25/99
SITE PLAN COMMITTEE MEETING DATE: 7/13/99
TOWN COUNCIL MEETING DATE: _____

Harold Dargel Phyllis Dargel

Harold A. Dargel
Harold A. Dargel
OWNER'S NAME(S)
Phyllis A. Dargel
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

2301 S.W. 66th Terr.

ADDRESS Davie, FL 33314

Davie Fla 33314
CITY, STATE, ZIP

954-583-8101 954-583-8401
PHONE

The foregoing instrument was acknowledged before me
this 25 day of FEB, 1999, by
HAROLD A. DARGEL
PHYLLIS A. DARGEL who is personally
known to me or who has produced FLDL
Q 634 341-19-725
Q 634 661-49-710 0
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Mary P. Tobin

Print: MARY P. TOBIN

My Commission Expires: 8-7-02



Mary P. Tobin
My Commission CC754278
Expires August 7, 2002

Woody H. Friese

PETITIONER'S NAME

PETITIONER'S SIGNATURE

1447 N.E. 4th Avenue

ADDRESS

Ft. Lauderdale, Florida 33304

CITY, STATE, ZIP

954-462-1344

PHONE

The foregoing instrument was acknowledged before me
this 2 day of MAY, 1999 by
WOODY H. FRIESE who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Woody H. Friese

Print: _____

My Commission Expires: _____



Woody H. Friese
Notary Public, State of Florida
Commission No. CC 616041
My Commission Exp. 1/26/2001
Woody H. Friese & Son, Inc. Notary Service & Bonding Co.

OFFICE USE ONLY





